136.0	0003	0020.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,333,900 / 1,333,900
					USE VALUE:	1,333,900 / 1,333,900
					ASSESSED:	1,333,900 / 1,333,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		KENSINGTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TANNER ROBERT B/ETAL
Owner 2:	TANNER MICHELE Y
Owner 3:	
Street 1:	37 KENSINGTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TANNER ROBERT B/ETAL -
Owner 2:	BONY MICHELE Y -
Street 1:	37 KENSINGTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 11,375 Sq. Ft. of land mainly classified as One Family with a Contemporary Building built about 1991, having primarily Clapboard Exterior and 3243 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11375.000	648,800		685,100	1,333,900
Total Card	0.261	648,800		685,100	1,333,900
Total Parcel	0.261	648,800		685,100	1,333,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.29 | /Parcel: 411.2

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 87480

GIS Ref

GIS Ref

Insp Date 09/28/17

PREVIOUS ASSESSMENT

Parcel ID 136.0-0003-0020.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	648,800	0	11,375.	685,100	1,333,900	1,333,900	Year End Roll	12/18/2019
2019	101	FV	507,100	0	11,375.	723,200	1,230,300	1,230,300	Year End Roll	1/3/2019
2018	101	FV	507,400	0	11,375.	532,900	1,040,300	1,040,300	Year End Roll	12/20/2017
2017	101	FV	510,500	0	11,375.	510,000	1,020,500	1,020,500	Year End Roll	1/3/2017
2016	101	FV	510,500	0	11,375.	472,000	982,500	982,500	Year End	1/4/2016
2015	101	FV	458,800	0	11,375.	395,900	854,700	854,700	Year End Roll	12/11/2014
2014	101	FV	458,800	0	11,375.	386,700	845,500	845,500	Year End Roll	12/16/2013
2013	101	FV	458,800	0	11,375.	368,400	827,200	827,200		12/13/2012

!10569!

PRINT

Date	Time
12/11/20	00:51:43

LAST REV

Date	Time
01/06/18	10:50:57

apro

PAT ACCT. 10569

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TANNER ROBERT B	39158-103		5/13/2003	Family	1	No	No		
PARRILLO JOHN G	25690-540		9/28/1995		483,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	803	Re-Roof	12,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/28/2017	Inspected	PH	Patrick H
8/28/2017	MEAS&NOTICE	HS	Hanne S
2/6/2009	Meas/Inspect	372	PATRIOT
1/7/2000	Inspected	276	PATRIOT
11/24/1999	Measured	243	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	87480
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11375		Sq. Ft.	Site		0	90.	0.67	10									685,124						685,100	

Total AC/HA: 0.26113 | Total SF/SM: 11375 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 685,124 | Spl Credit | Total: 685,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - Contemporary		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1991	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.3	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98269963
Const Adj.:	0.99742496
Adj $ / SQ:	122.521
Other Features:	114000
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	723279
Depreciation:	74498
Depreciated Total:	648781

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

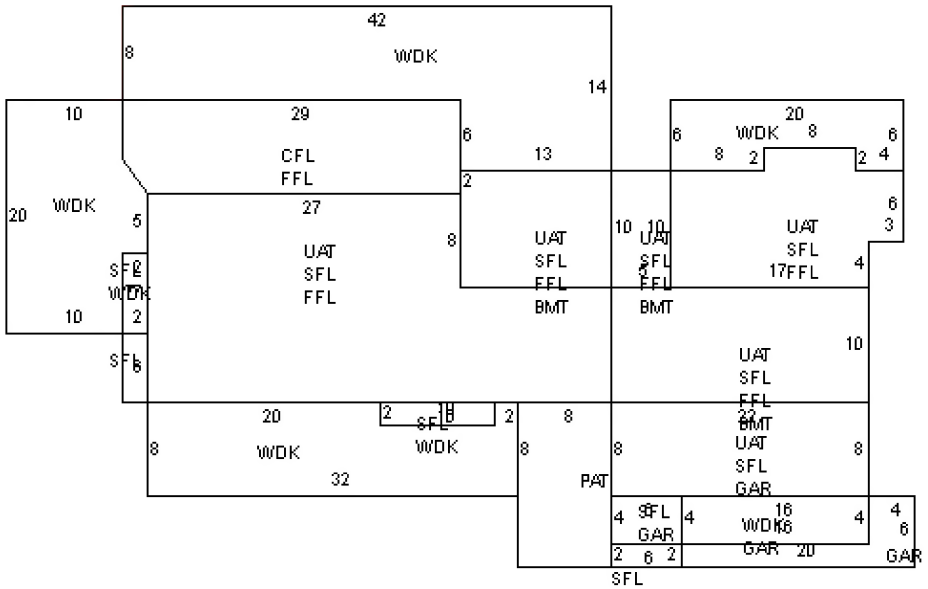
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.95
Special Features:	0	Val/Su Net:	124.10
Final Total:	648800	Val/Su SzAd	205.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,478	122.520	181,086
FFL	First Floor	1,449	122.520	177,533
WDK	Deck	1,065	6.920	7,371
BMT	Basement	400	36.760	14,703
GAR	Garage	320	22.750	7,281
CFL	Cathflr	229	128.650	29,460
UAT	Upper Attic	175	67.390	11,759
PAT	Patio	112	5.580	625
	Net Sketched Area:	5,228	Total:	429,818

Size Ad	3156	Gross Are	6449	FinArea	3243

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	50	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0003-0020.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	